

HOUSING MARKET INFORMATION

HOUSING NOW TABLES

Halifax CMA

Date Released: December 2016



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Canada



Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the **Housing Now** report has become the **Housing Now Tables** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the **Housing Market Insight**. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The **Housing Market Insight** will be released shortly.

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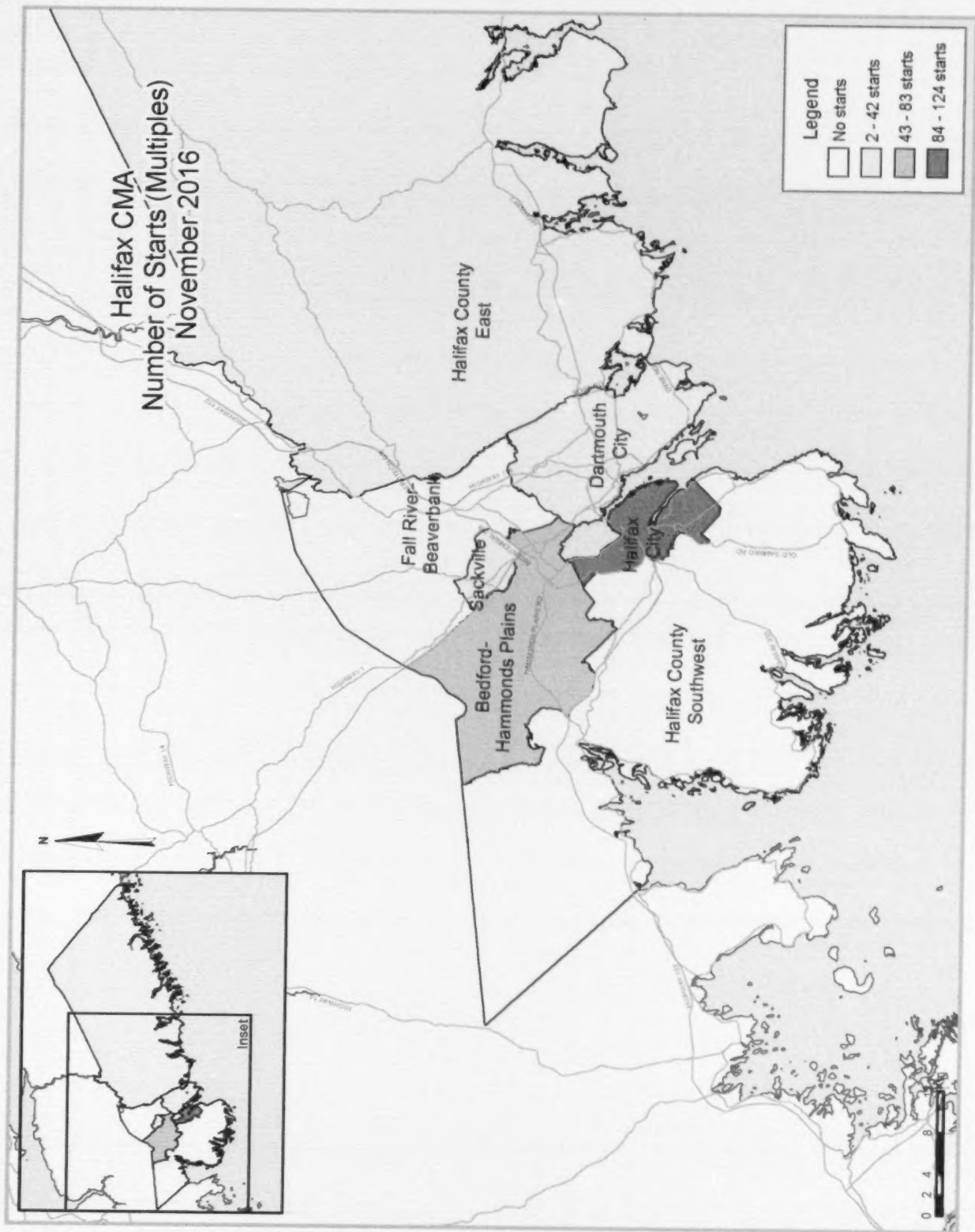
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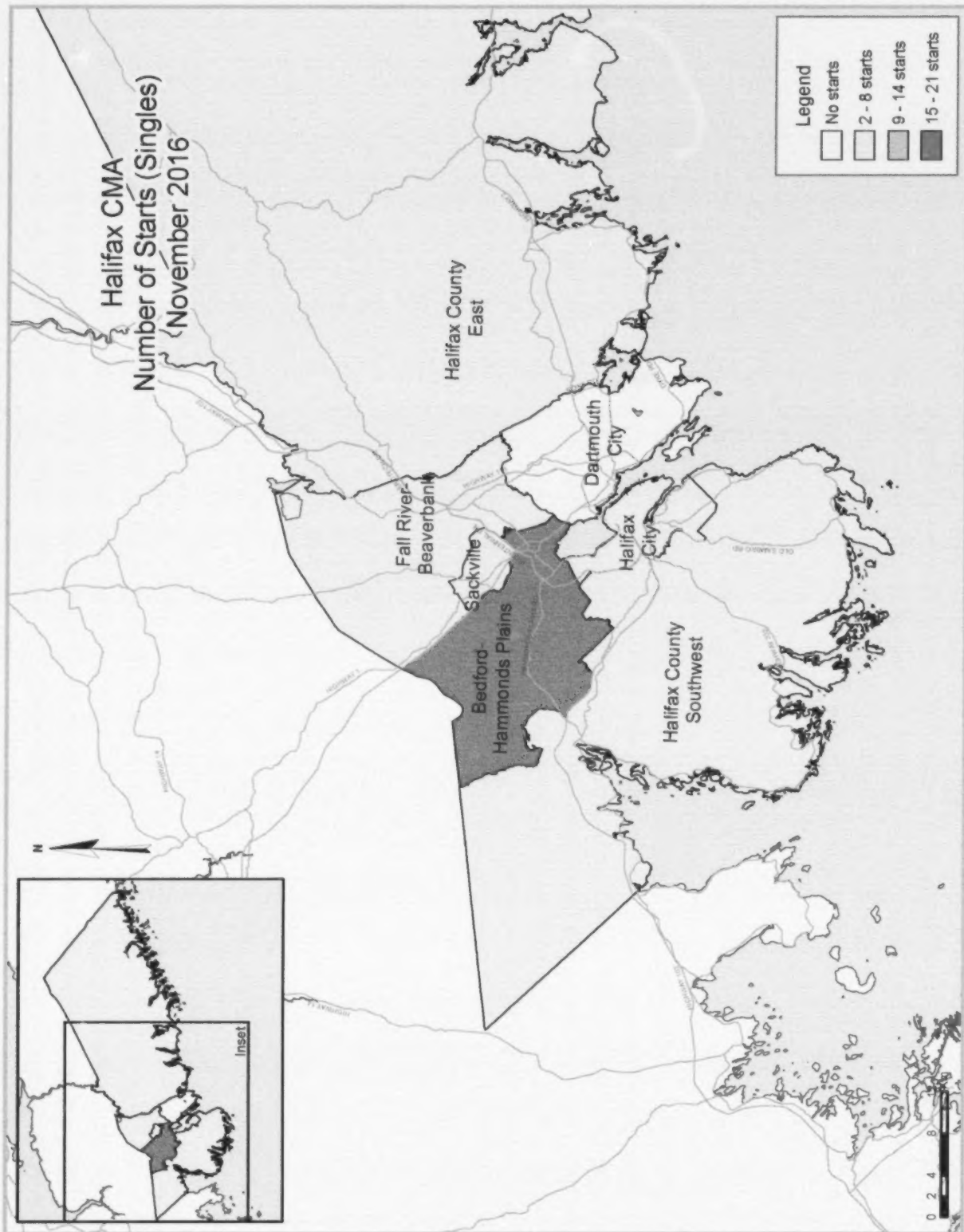
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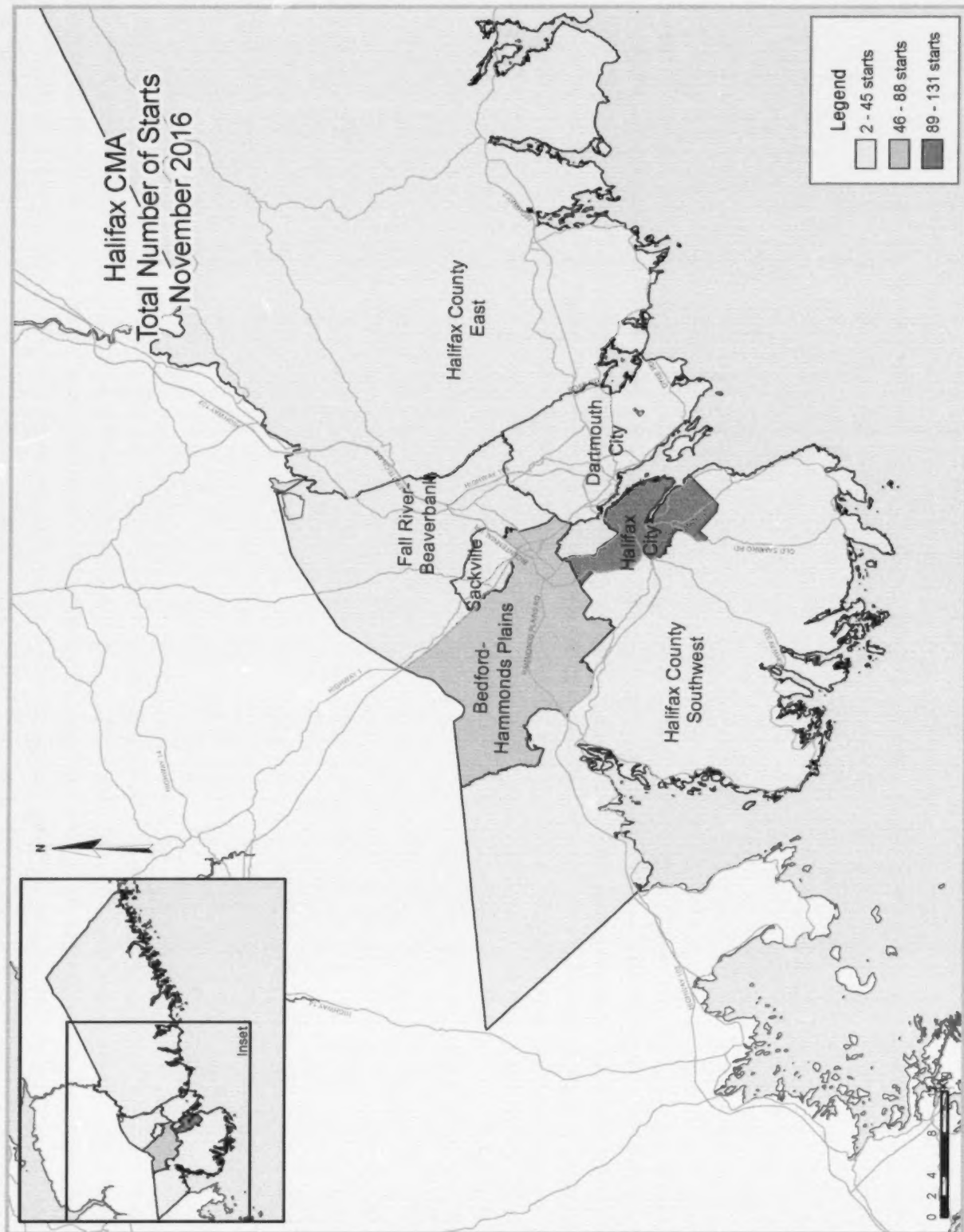
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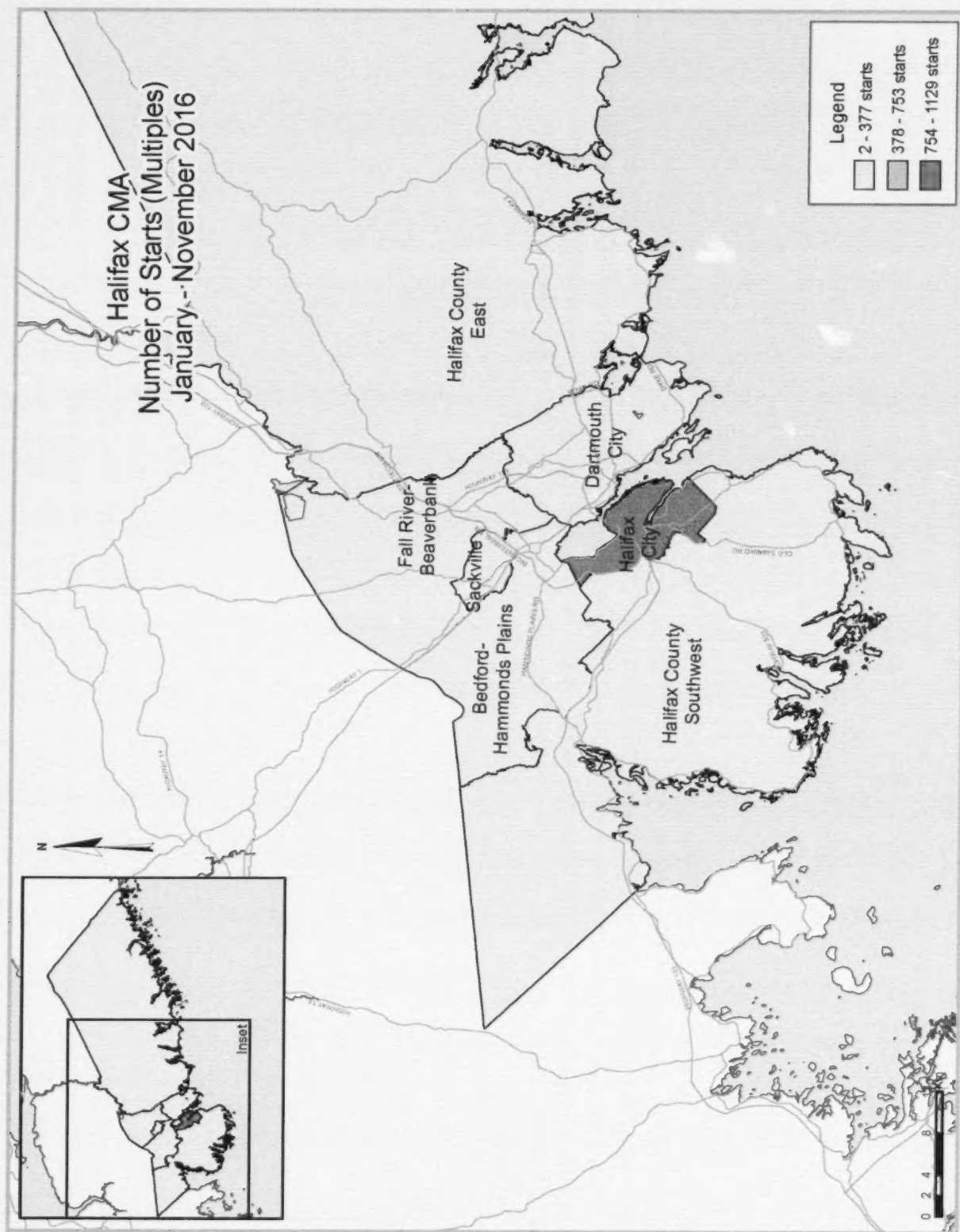
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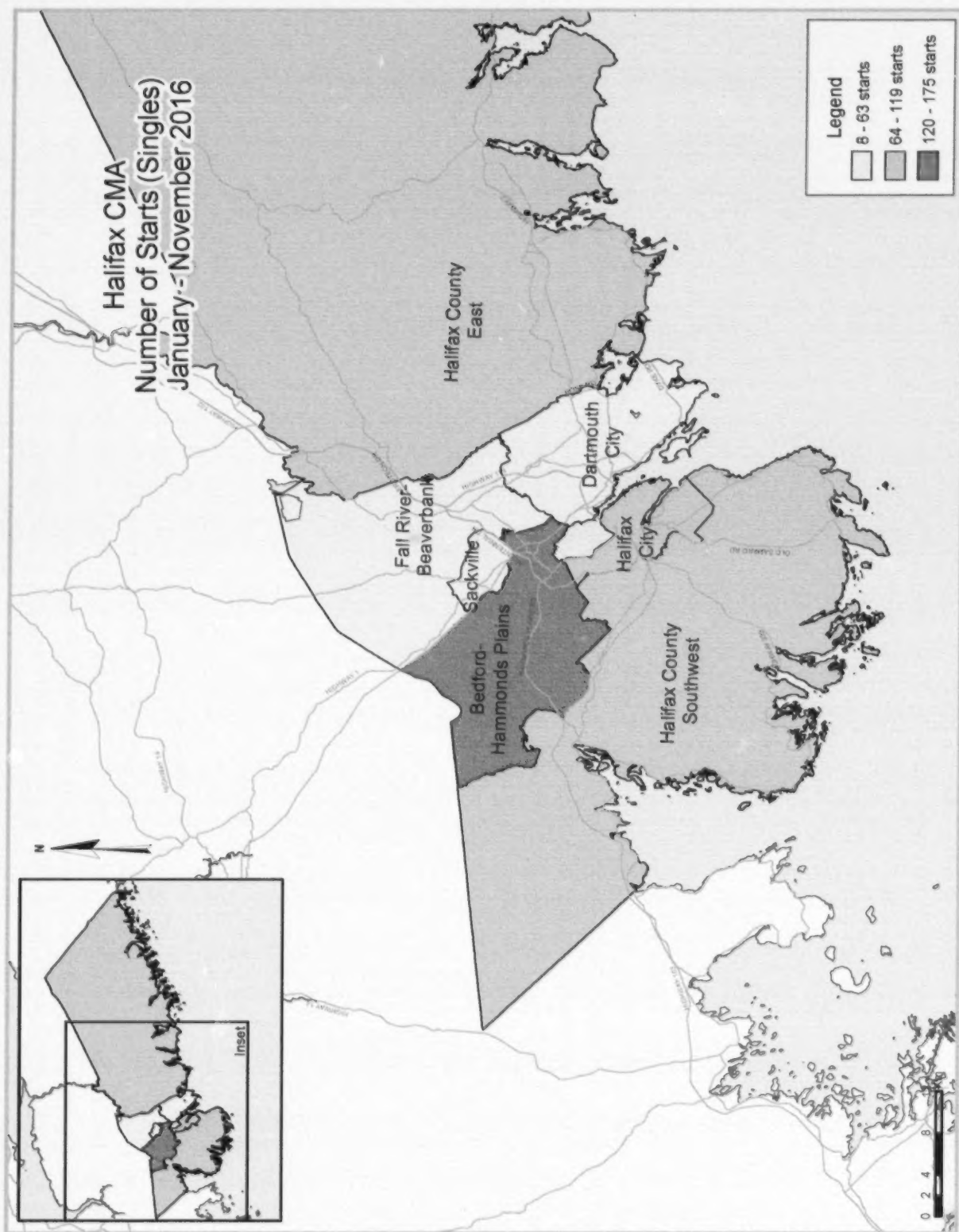
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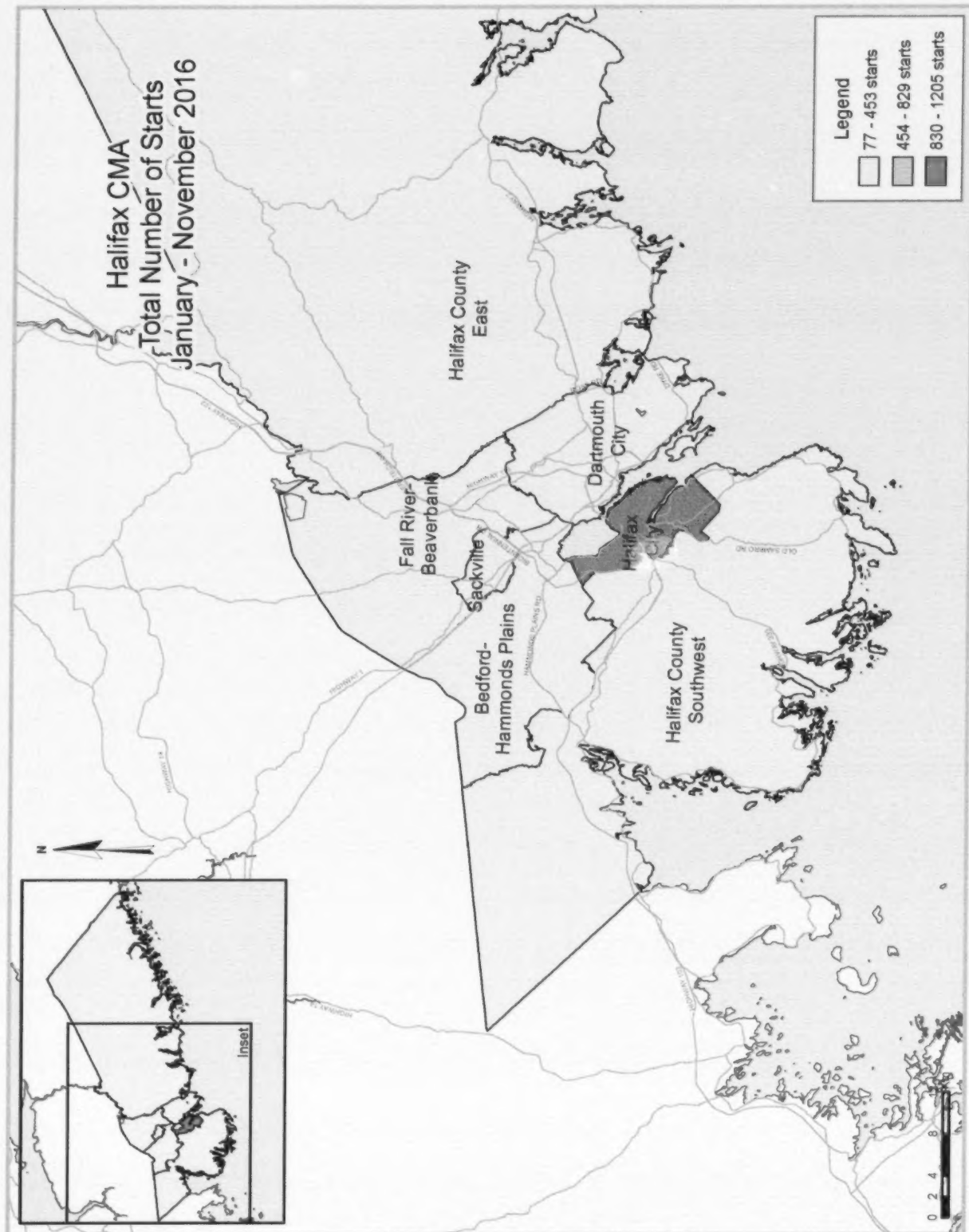












HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Starts (SAAR and Trend)
- 1.1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type - Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type - Year-to-Date
- 3 Completions by Submarket and by Dwelling Type - Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type - Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

Available in SELECTED Reports:

- 1.2 Housing Activity Summary by Submarket
- 1.3 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market - Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market - Year-to-Date
- 2.4 Starts by Submarket and by Intended Market - Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market - Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market - Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market - Year-to-Date
- 3.4 Completions by Submarket and by Intended Market - Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market - Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend)**November 2016**

Halifax CMA¹	October 2016	November 2016
Trend ²	2,876	2,871
SAAR	2,821	2,836
	November 2015	November 2016
Actual		
November - Single-Detached	69	46
November - Multiples	95	195
November - Total	164	241
January to November - Single-Detached	379	503
January to November - Multiples	2,167	1,646
January to November - Total	2,546	2,149

Source: CMHC

¹ Census Metropolitan Area² The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Halifax CMA

November 2016

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
November 2016	41	42	6	0	0	84	5	63	241
November 2015	59	6	16	0	0	0	10	73	164
% Change	-30.5	**	-62.5	n/a	n/a	n/a	-50.0	-13.7	47.0
Year-to-date 2016	456	114	84	1	0	246	81	1,167	2,149
Year-to-date 2015	352	64	68	3	2	378	53	1,483	2,546
% Change	29.5	78.1	23.5	-66.7	-100.0	-34.9	52.8	-21.3	-15.6
UNDER CONSTRUCTION									
November 2016	372	112	106	1	0	429	37	3,092	4,173
November 2015	317	70	117	0	0	544	28	2,304	3,555
% Change	17.4	60.0	-9.4	n/a	n/a	-21.1	32.1	34.2	17.4
COMPLETIONS									
November 2016	39	6	4	0	0	0	9	114	172
November 2015	42	2	3	1	2	0	8	0	58
% Change	-7.1	200.0	33.3	-100.0	-100.0	n/a	12.5	n/a	196.6
Year-to-date 2016	381	68	81	0	0	56	82	828	1,496
Year-to-date 2015	370	46	91	3	2	72	62	947	1,593
% Change	3.0	47.8	-11.0	-100.0	-100.0	-22.2	32.3	-12.6	-6.1
COMPLETED & NOT ABSORBED									
November 2016	64	9	19	0	0	51	n/a	n/a	143
November 2015	77	12	28	1	3	56	n/a	n/a	177
% Change	-16.9	-25.0	-32.1	-100.0	-100.0	-8.9	n/a	n/a	-19.2
ABSORBED									
November 2016	34	3	10	0	0	0	n/a	n/a	47
November 2015	36	4	6	1	2	6	n/a	n/a	55
% Change	-5.6	-25.0	66.7	-100.0	-100.0	-100.0	n/a	n/a	-14.5
Year-to-date 2016	395	69	88	1	3	58	n/a	n/a	614
Year-to-date 2015	375	55	85	2	2	67	n/a	n/a	586
% Change	5.3	25.5	3.5	-50.0	50.0	-13.4	n/a	n/a	4.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2016

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Halifax City									
November 2016	7	40	0	0	0	84	0	0	131
November 2015	8	2	0	0	0	0	0	51	61
Dartmouth City									
November 2016	0	2	0	0	0	0	0	0	2
November 2015	4	0	0	0	0	0	3	0	7
Bedford-Hammonds Plains									
November 2016	17	0	0	0	0	0	4	63	84
November 2015	22	0	10	0	0	0	6	22	60
Sackville									
November 2016	1	0	3	0	0	0	1	0	5
November 2015	3	2	6	0	0	0	0	0	11
Fall River - Beaverbank									
November 2016	4	0	0	0	0	0	0	0	4
November 2015	10	0	0	0	0	0	0	0	10
Halifax County East									
November 2016	4	0	3	0	0	0	0	0	7
November 2015	5	0	0	0	0	0	0	0	5
Halifax County Southwest									
November 2016	8	0	0	0	0	0	0	0	8
November 2015	7	2	0	0	0	0	1	0	10
Halifax CMA									
November 2016	41	42	6	0	0	84	5	63	241
November 2015	59	6	16	0	0	0	10	73	164

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2016

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi. and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Halifax City									
November 2016	68	70	28	0	0	358	11	2,251	2,786
November 2015	40	22	45	0	0	434	0	1,589	2,130
Dartmouth City									
November 2016	30	16	26	0	0	71	0	168	323
November 2015	33	12	6	0	0	110	3	213	418
Bedford-Hammonds Plains									
November 2016	107	4	26	0	0	0	10	474	621
November 2015	53	8	20	0	0	0	4	163	315
Sackville									
November 2016	7	2	9	0	0	0	0	199	217
November 2015	22	2	35	0	0	0	0	256	370
Fall River - Beaverbank									
November 2016	36	14	3	0	0	0	16	0	69
November 2015	46	14	0	0	0	0	21	2	83
Halifax County East									
November 2016	53	4	9	0	0	0	0	0	78
November 2015	63	8	0	0	0	0	0	1	84
Halifax County Southwest									
November 2016	71	2	5	1	0	0	0	0	79
November 2015	60	4	11	0	0	0	0	80	155
Halifax CMA									
November 2016	372	112	106	1	0	429	37	3,092	4,173
November 2015	317	70	117	0	0	544	28	2,304	3,555

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket

November 2016

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Halifax City									
November 2016	9	0	0	0	0	0	0	0	9
November 2015	6	2	3	0	0	0	0	0	11
Dartmouth City									
November 2016	6	0	0	0	0	0	0	114	120
November 2015	4	0	0	0	0	0	2	0	6
Bedford-Hammonds Plains									
November 2016	15	2	0	0	0	0	3	0	20
November 2015	5	0	0	0	0	0	5	0	10
Sackville									
November 2016	0	4	4	0	0	0	1	0	9
November 2015	8	0	0	0	0	0	0	0	8
Fall River - Beaverbank									
November 2016	5	0	0	0	0	0	5	0	10
November 2015	6	0	0	0	0	0	0	0	6
Halifax County East									
November 2016	1	0	0	0	0	0	0	0	1
November 2015	2	0	0	1	2	0	0	0	5
Halifax County Southwest									
November 2016	3	0	0	0	0	0	0	0	3
November 2015	11	0	0	0	0	0	1	0	12
Halifax CMA									
November 2016	39	6	4	0	0	0	9	114	172
November 2015	42	2	3	1	2	0	8	0	58

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2016

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Halifax City									
November 2016	16	3	8	0	0	49	n/a	n/a	76
November 2015	15	5	12	0	0	54	n/a	n/a	86
Dartmouth City									
November 2016	11	0	6	0	0	0	n/a	n/a	17
November 2015	10	0	2	0	0	0	n/a	n/a	12
Bedford-Hammonds Plains									
November 2016	8	1	3	0	0	0	n/a	n/a	12
November 2015	15	0	5	0	0	0	n/a	n/a	20
Sackville									
November 2016	3	3	0	0	0	2	n/a	n/a	8
November 2015	10	3	8	0	0	2	n/a	n/a	23
Fall River - Beaverbank									
November 2016	7	2	0	0	0	0	n/a	n/a	9
November 2015	11	4	1	0	0	0	n/a	n/a	16
Halifax County East									
November 2016	6	0	0	0	0	0	n/a	n/a	6
November 2015	9	0	0	1	0	0	n/a	n/a	10
Halifax County Southwest									
November 2016	13	0	2	0	0	0	n/a	n/a	15
November 2015	7	0	0	0	3	0	n/a	n/a	10
Halifax CMA									
November 2016	64	9	19	0	0	51	n/a	n/a	143
November 2015	77	12	28	1	3	56	n/a	n/a	177

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2016

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Halifax City									
November 2016	7	1	2	0	0	0	n/a	n/a	10
November 2015	6	4	5	0	0	6	n/a	n/a	21
Dartmouth City									
November 2016	2	0	0	0	0	0	n/a	n/a	2
November 2015	2	0	1	0	0	0	n/a	n/a	3
Bedford-Hammonds Plains									
November 2016	14	1	0	0	0	0	n/a	n/a	15
November 2015	3	0	0	0	0	0	n/a	n/a	3
Sackville									
November 2016	0	1	6	0	0	0	n/a	n/a	7
November 2015	7	0	0	0	0	0	n/a	n/a	7
Fall River - Beaverbank									
November 2016	7	0	0	0	0	0	n/a	n/a	7
November 2015	7	0	0	0	0	0	n/a	n/a	7
Halifax County East									
November 2016	2	0	0	0	0	0	n/a	n/a	2
November 2015	3	0	0	1	2	0	n/a	n/a	6
Halifax County Southwest									
November 2016	2	0	2	0	0	0	n/a	n/a	4
November 2015	8	0	0	0	0	0	n/a	n/a	8
Halifax CMA									
November 2016	34	3	10	0	0	0	n/a	n/a	47
November 2015	36	4	6	1	2	6	n/a	n/a	55

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Halifax CMA
2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2015	394	70	68	3	2	378	57	1,484	2,599
% Change	-18.8	0.0	-31.3	n/a	n/a	127.7	67.6	73.8	47.9
2014	485	70	99	0	0	166	34	854	1,757
% Change	-27.6	-41.7	-39.3	n/a	n/a	130.6	183.3	-39.1	-28.0
2013	670	120	163	0	0	72	12	1,402	2,439
% Change	-32.3	-35.5	41.7	-100.0	-100.0	-55.3	71.4	9.9	-11.4
2012	989	186	115	2	18	161	7	1,276	2,754
% Change	10.6	9.4	-21.2	n/a	50.0	2.5	-30.0	-18.5	-6.8
2011	894	170	146	0	12	157	10	1,565	2,954
% Change	-14.0	9.0	-2.7	n/a	n/a	60.2	150.0	66.0	23.6
2010	1,039	156	150	0	0	98	4	943	2,390
% Change	18.9	32.2	19.0	n/a	-100.0	22.5	**	81.7	37.9
2009	874	118	126	0	15	80	1	519	1,733
% Change	-25.7	9.3	-16.6	n/a	36.4	-45.2	-90.0	5.3	-17.3
2008	1,177	108	151	0	11	146	10	493	2,096
% Change	0.7	-34.9	24.8	n/a	-69.4	-51.0	-73.7	-25.4	-15.8
2007	1,169	166	121	0	36	298	38	661	2,489
% Change	10.8	7.8	-6.2	n/a	140.0	12.0	**	-25.0	-0.9
2006	1,055	154	129	0	15	266	11	881	2,511

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type**November 2016**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	% Change
Halifax City	7	8	40	2	0	0	84	51	131	61	114.8
Dartmouth City	0	7	2	0	0	0	0	0	2	7	-71.4
Bedford-Hammonds Plains	21	28	0	0	0	10	63	22	84	60	40.0
Sackville	2	3	0	2	3	6	0	0	5	11	-54.5
Fall River - Beaverbank	4	10	0	0	0	0	0	0	4	10	-60.0
Halifax County East	4	5	0	0	3	0	0	0	7	5	40.0
Halifax County Southwest	8	8	0	2	0	0	0	0	8	10	-20.0
Halifax CMA	46	69	42	6	6	16	147	73	241	164	47.0

Table 2.1: Starts by Submarket and by Dwelling Type**January - November 2016**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Halifax City	76	36	72	24	27	24	1,030	1,276	1,205	1,360	-11.4
Dartmouth City	35	30	14	6	26	6	60	234	135	276	-51.1
Bedford-Hammonds Plains	175	60	6	8	27	10	195	230	403	308	30.8
Sackville	8	44	4	2	7	28	127	261	146	335	-56.4
Fall River - Beaverbank	51	63	12	12	23	29	1	2	87	106	-17.9
Halifax County East	64	65	4	10	9	0	0	1	77	76	1.3
Halifax County Southwest	94	81	2	4	0	0	0	0	96	85	12.9
Halifax CMA	503	379	114	66	119	97	1,413	2,004	2,149	2,546	-15.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
November 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015
Halifax City	0	0	0	0	84	0	0	51
Dartmouth City	0	0	0	0	0	0	0	0
Bedford-Hammonds Plains	0	10	0	0	0	0	63	22
Sackville	3	6	0	0	0	0	0	0
Fall River - Beaverbank	0	0	0	0	0	0	0	0
Halifax County East	3	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	6	16	0	0	84	0	63	73

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - November 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Halifax City	16	24	11	0	246	378	784	898
Dartmouth City	26	6	0	0	0	0	60	213
Bedford-Hammonds Plains	23	10	4	0	0	0	195	163
Sackville	7	28	0	0	0	0	127	206
Fall River - Beaverbank	3	0	20	29	0	0	1	2
Halifax County East	9	0	0	0	0	0	0	1
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	84	68	35	29	246	378	1,167	1,483

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market**November 2016**

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015
Halifax City	47	10	84	0	0	51	131	61
Dartmouth City	2	4	0	0	0	3	2	7
Bedford-Hammonds Plains	17	32	0	0	67	28	84	60
Sackville	4	11	0	0	1	0	5	11
Fall River - Beaverbank	4	10	0	0	0	0	4	10
Halifax County East	7	5	0	0	0	0	7	5
Halifax County Southwest	8	9	0	0	0	1	8	10
Halifax CMA	89	81	84	0	68	83	241	164

Table 2.5: Starts by Submarket and by Intended Market**January - November 2016**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Halifax City	162	83	246	378	797	899	1,205	1,360
Dartmouth City	72	35	0	0	63	220	135	276
Bedford-Hammonds Plains	177	70	0	0	226	171	403	308
Sackville	16	73	0	0	130	207	146	335
Fall River - Beaverbank	60	73	0	0	27	33	87	106
Halifax County East	75	69	0	5	2	2	77	76
Halifax County Southwest	92	81	1	0	3	4	96	85
Halifax CMA	654	484	247	383	1,248	1,536	2,149	2,546

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type**November 2016**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	% Change
Halifax City	9	6	0	2	0	3	0	0	9	11	-18.2
Dartmouth City	6	6	0	0	0	0	114	0	120	6	**
Bedford-Hammonds Plains	18	10	2	0	0	0	0	0	20	10	100.0
Sackville	1	8	4	0	4	0	0	0	9	8	12.5
Fall River - Beaverbank	6	6	0	0	4	0	0	0	10	6	66.7
Halifax County East	1	3	0	2	0	0	0	0	1	5	-80.0
Halifax County Southwest	3	12	0	0	0	0	0	0	3	12	-75.0
Halifax CMA	44	51	6	4	8	3	114	0	172	58	196.6

Table 3.1: Completions by Submarket and by Dwelling Type**January - November 2016**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Halifax City	47	36	22	22	33	64	444	458	546	580	-5.9
Dartmouth City	40	31	10	2	6	4	165	245	221	282	-21.6
Bedford-Hammonds Plains	116	37	10	6	22	24	190	75	338	142	138.0
Sackville	18	59	4	0	27	5	0	175	49	239	-79.5
Fall River - Beaverbank	59	60	12	14	25	29	4	65	100	168	-40.5
Halifax County East	68	79	6	2	0	0	1	0	75	81	-7.4
Halifax County Southwest	83	89	4	2	0	9	80	1	167	101	65.3
Halifax CMA	431	391	68	48	113	135	884	1,019	1,496	1,593	-6.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market**November 2016**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015
Halifax City	0	3	0	0	0	0	0	0
Dartmouth City	0	0	0	0	0	0	114	0
Bedford-Hammonds Plains	0	0	0	0	0	0	0	0
Sackville	4	0	0	0	0	0	0	0
Fall River - Beaverbank	0	0	4	0	0	0	0	0
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	4	3	4	0	0	0	114	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market**January - November 2016**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Halifax City	29	48	4	16	56	72	388	386
Dartmouth City	6	4	0	0	0	0	165	245
Bedford-Hammonds Plains	19	16	3	8	0	0	190	75
Sackville	27	5	0	0	0	0	0	175
Fall River - Beaverbank	0	9	25	20	0	0	4	65
Halifax County East	0	0	0	0	0	0	1	0
Halifax County Southwest	0	9	0	0	0	0	80	1
Halifax CMA	81	91	32	44	56	72	828	947

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market**November 2016**

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015
Halifax City	9	11	0	0	0	0	9	11
Dartmouth City	6	4	0	0	114	2	120	6
Bedford-Hammonds Plains	17	5	0	0	3	5	20	10
Sackville	8	8	0	0	1	0	9	8
Fall River - Beaverbank	5	6	0	0	5	0	10	6
Halifax County East	1	2	0	3	0	0	1	5
Halifax County Southwest	3	11	0	0	0	1	3	12
Halifax CMA	49	47	0	3	123	8	172	58

Table 3.5: Completions by Submarket and by Intended Market**January - November 2016**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Halifax City	96	105	56	72	394	403	546	580
Dartmouth City	51	33	0	0	170	249	221	282
Bedford-Hammonds Plains	118	54	0	0	220	88	338	142
Sackville	45	63	0	0	4	176	49	239
Fall River - Beaverbank	65	81	0	0	35	87	100	168
Halifax County East	72	75	0	5	3	1	75	81
Halifax County Southwest	83	96	0	0	84	5	167	101
Halifax CMA	530	507	56	77	910	1,009	1,496	1,593

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range

November 2016

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$399,999		\$400,000 - \$449,999		\$450,000 - \$549,999		\$550,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Halifax City													
November 2016	0	0.0	2	28.6	4	57.1	1	14.3	0	0.0	7	-	-
November 2015	1	20.0	1	20.0	0	0.0	1	20.0	2	40.0	5	-	-
Year-to-date 2016	1	2.3	10	23.3	11	25.6	9	20.9	12	27.9	43	-	-
Year-to-date 2015	7	20.0	7	20.0	2	5.7	8	22.9	11	31.4	35	-	-
Dartmouth City													
November 2016	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	-	-
November 2015	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
Year-to-date 2016	5	15.2	13	39.4	6	18.2	3	9.1	6	18.2	33	-	-
Year-to-date 2015	8	26.7	2	6.7	7	23.3	7	23.3	6	20.0	30	-	-
Bedford-Hammonds Plains													
November 2016	0	0.0	1	7.1	1	7.1	10	71.4	2	14.3	14	-	-
November 2015	1	33.3	0	0.0	0	0.0	0	0.0	2	66.7	3	-	-
Year-to-date 2016	0	0.0	10	10.2	23	23.5	42	42.9	23	23.5	98	-	523,031
Year-to-date 2015	2	6.5	5	16.1	5	16.1	10	32.3	9	29.0	31	-	-
Sackville													
November 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
November 2015	0	0.0	3	42.9	1	14.3	3	42.9	0	0.0	7	-	-
Year-to-date 2016	0	0.0	8	40.0	0	0.0	10	50.0	2	10.0	20	-	502,950
Year-to-date 2015	2	3.8	18	34.0	7	13.2	21	39.6	5	9.4	53	-	488,680
Fall River - Beaverbank													
November 2016	3	42.9	1	14.3	0	0.0	1	14.3	2	28.6	7	-	-
November 2015	1	14.3	5	71.4	1	14.3	0	0.0	0	0.0	7	-	-
Year-to-date 2016	9	15.0	20	33.3	7	11.7	11	18.3	13	21.7	60	-	437,010
Year-to-date 2015	12	17.1	26	37.1	10	14.3	11	15.7	11	15.7	70	-	441,827
Halifax County East													
November 2016	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	-	-
November 2015	1	25.0	2	50.0	0	0.0	1	25.0	0	0.0	4	-	-
Year-to-date 2016	32	46.4	21	30.4	5	7.2	6	8.7	5	7.2	69	-	276,289
Year-to-date 2015	42	56.8	20	27.0	2	2.7	8	10.8	2	2.7	74	-	288,613
Halifax County Southwest													
November 2016	1	50.0	0	0.0	1	50.0	0	0.0	0	0.0	2	-	-
November 2015	2	25.0	2	25.0	1	12.5	3	37.5	0	0.0	8	-	-
Year-to-date 2016	12	16.4	22	30.1	13	17.8	11	15.1	15	20.5	73	-	455,432
Year-to-date 2015	10	12.2	26	31.7	14	17.1	17	20.7	15	18.3	82	-	442,750
Halifax CMA													
November 2016	5	14.7	6	17.6	6	17.6	13	38.2	4	11.8	34	-	454,907
November 2015	6	16.7	13	36.1	3	8.3	9	25.0	5	13.9	36	-	431,328
Year-to-date 2016	59	14.9	104	26.3	65	16.4	92	23.2	76	19.2	396	430,000	466,405
Year-to-date 2015	83	22.1	104	27.7	47	12.5	82	21.9	59	15.7	375	400,000	450,237

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units**November 2016**

Submarket	Nov 2016	Nov 2015	% Change	YTD 2016	YTD 2015	% Change
Halifax City	-	-	n/a	-	-	n/a
Dartmouth City	-	-	n/a	-	-	n/a
Bedford-Hammonds Plains	-	-	n/a	523,031	-	n/a
Sackville	-	-	n/a	502,950	488,680	2.9
Fall River - Beaverbank	-	-	n/a	437,010	441,827	-1.1
Halifax County East	-	-	n/a	276,289	288,613	-4.3
Halifax County Southwest	-	-	n/a	455,432	442,750	2.9
Halifax CMA	454,907	431,328	5.5	466,405	450,237	3.6

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity by Submarket

Submarket	November 2016				November 2015				% Change			
	Sales	Average Sale Price (\$)	Average Days on Market	Active Listings	Sales	Average Sale Price (\$)	Average Days on Market	Active Listings	Sales	Average Sale Price	Average Days on Market	Active Listings
Halifax City	81	355,265	80	757	76	416,029	116	772	6.6	-14.6	-31.0	-1.9
Dartmouth City	68	241,213	81	592	76	250,473	80	625	-10.5	-3.7	1.3	-5.3
Bedford-Hammonds Plains	49	376,940	102	451	57	341,321	135	549	-14.0	10.4	-24.4	-17.9
Sackville	26	196,277	142	181	22	192,655	76	260	18.2	1.9	86.8	-30.4
Halifax County Southwest	27	273,491	100	310	32	236,382	116	386	-15.6	15.7	-13.8	-19.7
Halifax County East	28	195,026	160	244	24	220,292	99	287	16.7	-11.5	61.6	-15.0
Outside Halifax-Dartmouth Board	32	225,228	117	278	22	188,282	114	241	45.5	19.6	2.6	-5.4
Fall River-Beaver Bank	26	252,983	117	262	21	277,554	104	373	23.8	-8.9	12.5	-29.8
Halifax CMA	337	283,033	103	3025	330	294,454	106	3493	2.1	-3.9	-2.8	-13.4

Submarket	Year-to-date 2016				Year-to-date 2015				% Change			
	Sales	Average Sale Price (\$)	Average Days on Market	Sales to New Listings Ratio	Sales	Average Sale Price (\$)	Average Days on Market	Sales to New Listings Ratio	Sales	Average Sale Price	Average Days on Market	
Halifax City	1,218	346,723	98		1,096	358,371	96		11.1	-3.3	2.1	
Dartmouth City	1,167	239,957	78		1,140	240,515	79		2.4	-0.2	-1.3	
Bedford-Hammonds Plains	698	381,847	113		568	359,909	133		22.9	6.1	-15.0	
Sackville	377	199,845	97		319	212,507	99		18.2	-6.0	-2.0	
Halifax County Southwest	426	278,191	100		366	268,605	104		16.4	3.6	-3.8	
Halifax County East	291	204,131	110		271	203,454	124		7.4	0.3	-11.3	
Outside Halifax-Dartmouth Board	312	208,113	107		273	193,472	118		14.3	7.6	-9.3	
Fall River-Beaver Bank	360	292,495	95		316	281,550	100		13.9	3.9	-5.0	
Halifax CMA	4,649	287,142	97	47%	4,349	283,930	101	36%	11.5	1.1	-4.0	

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Source: Nova Scotia Association of REALTORS®

Table 6: Economic Indicators

November 2016

		Interest Rates			NHPI, Total, Halifax CMA 2007=100	CPI, 2002 =100	Halifax Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	118.0	125.8	227	6.1	70.0	864
	February	567	2.89	4.74	118.5	126.9	226	6.3	69.7	870
	March	567	2.89	4.74	118.6	128.4	225	6.5	69.2	864
	April	561	2.89	4.64	118.6	128.3	222	6.8	68.7	866
	May	561	2.89	4.64	118.7	128.9	221	7.0	68.4	867
	June	561	2.89	4.64	118.9	128.9	221	6.6	68.1	881
	July	561	2.89	4.64	118.8	128.9	223	6.2	68.2	886
	August	561	2.89	4.64	118.8	128.8	225	5.8	68.2	879
	September	561	2.89	4.64	118.8	128.4	226	5.9	68.8	869
	October	561	2.89	4.64	118.9	128.8	226	5.9	68.6	860
	November	561	3.14	4.64	118.4	128.1	224	6.1	68.2	860
	December	561	3.14	4.64	118.6	127.7	223	6.2	67.9	865
2016	January	561	3.14	4.64	118.6	128.2	223	6.5	68.0	876
	February	561	3.14	4.64	118.6	128.4	223	6.8	68.1	888
	March	561	3.14	4.64	118.6	129.0	223	7.2	68.4	899
	April	561	3.14	4.64	118.6	129.9	225	7.0	68.6	891
	May	561	3.14	4.64	118.7	130.5	227	6.4	68.7	884
	June	561	3.14	4.64	118.7	130.6	228	5.6	68.5	881
	July	567	3.14	4.74	119.1	130.1	228	5.4	68.2	890
	August	567	3.14	4.74	119.1	130.1	228	5.6	68.3	892
	September	561	3.14	4.64	119.1	130.6	227	5.8	68.0	891
	October	561	3.14	4.64	119.7	130.5	226	6.0	67.8	888
	November	561	3.14	4.64		129.8	226	5.9	67.7	888
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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